CFB Zoning District Regulations

The purpose of the Central Forest Beach District is: (A) to provide for continued development of the moderate intensity resort-oriented neighborhood and infill with other compatible visitor-oriented development; (B) multifamily, divisible dwelling unit, timeshare or interval occupancy units, and similar residential development designed for short-term occupancy along with moderate commercial development and resort hotels is encouraged; (C) mixed use, urban development is desirable, as are pedestrian-oriented amenities such as sidewalks, bike paths, open spaces, recreation facilities and the like; (D) bonus densities subject to special exception review may be available for provision of public recreational amenities and neighborhood solutions to particular problems or infrastructure deficiencies.

Permitted Uses

Central Reception or Check in Facility
Eating Establishment – Low Turnover
Eating Establishment – High Turnover
Eating Establishment – without Seating
Government Facilities
Indoor Entertainment
Indoor Recreation
Minor Utility
Park - Community
Park - Linear
Park - Mini
Park – Neighborhood
Park – Special Use
Real Estate Sales/Rental Office
Residential – Multi Family
Residential – Single Family

Permitted with Conditions (See Planning Staff for Conditions)

Bed and Breakfast
Bicycle Shop w/ outside storage
Convenience Store
Divisible Dwelling Unit
Group Living
Health Club or Spa
Nightclub or Bar
Open Air Sales
Religious Institutions
Residential – Mixed Use
Souvenir or T-Shirt Store
Telecommunications Facility

Permitted by Special Exception (See Planning Staff for Conditions & Criteria)

Commercial Parking
Hotel or Motel
Inn
Interval Occupancy
Liquor Store
Major Utility
Other Institutions
Outdoor Entertainment
Outdoor Recreation
Water Parks

Density (per Net Acre)

8 Dwelling Units
Hotel/Motel/Inn/Bed & Breakfast – 25 Rooms
8,000 Square Feet Other Uses

Maximum Structure Height

Located >600 feet of the Upland Boundary
45 feet above Base Flood Elevation
3 Stories/ 1 Level Parking
Located within 600 feet of the Upland Boundary
75 feet above Base Flood Elevation
5 Stories/ 1 Level Parking

Maximum Impervious Coverage

55% of Gross Acreage for Residential
55% of Gross Acreage for Nonresidential

Minimum Open Space

40% of Gross Acreage for Residential
20% of Gross Acreage for Nonresidential

Parking Requirements

For specific off-street parking requirements, see Section 16-5-1108 of the Town of Hilton Head Island Land Management Ordinance.

The above tables and code sections can be found in the Town of Hilton Head Island Land Management Ordinance. For specific use and site design questions, please call the Planning Department at 843-341-4681.